

037.A

Map

0005

Block

0001.0

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRaised: 487,700 /

USE VALUE: 487,700 /

ASSESSed: 487,700 /

Total Card /

Total Parcel

487,700

487,700

487,700

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No

Alt No

Direction/Street/City

120

DECATUR ST, ARLINGTON

Unit #:

1

Owner 1: CAINES REGINA A

Owner 2:

Owner 3:

Street 1: 120 DECATUR ST #1

Street 2:

Twn/City: ARLINGTON

St/Prov: MA

Cntry

Own Occ: N

Postal: 02474

Type:

Use Code

Land Size

Building Value

Yard Items

Land Value

Total Value

102

0.000

487,700

487,700

Total Card

0.000

487,700

487,700

Total Parcel

0.000

487,700

487,700

Source: Market Adj Cost

Total Value per SQ unit /Card: 236.06

/Parcel: 236.06

Legal Description

User Acct

136132

GIS Ref

GIS Ref

Entered Lot Size

Total Land:

Land Unit Type:

Insp Date

05/25/18

!3136!

PREVIOUS OWNER

PREVIOUS ASSESSMENT

Owner 1: CAINES REGINA A -

Owner 2: -

Street 1: 120 DECATUR STREET

Twn/City: ARLINGTON

St/Prov: MA

Cntry

Postal: 02474

Tax Yr

Use

Cat

Bldg Value

Yrd Items

Land Size

Land Value

Total Value

Asses'd Value

Notes

Date

2022

102

FV

487,700

0

.

487,700

Year end

12/23/2021

2021

102

FV

480,800

0

.

480,800

Year End Roll

12/10/2020

2020

102

FV

466,900

0

.

466,900

466,900

Year End Roll

12/18/2019

2019

102

FV

425,300

0

.

425,300

425,300

Year End Roll

1/3/2019

2018

102

FV

350,400

0

.

350,400

350,400

Year End Roll

12/20/2017

2017

102

FV

325,400

0

.

325,400

325,400

Year End Roll

1/3/2017

2016

102

FV

316,900

0

.

316,900

316,900

Year End

1/4/2016

2015

102

FV

292,300

0

.

292,300

292,300

Year End Roll

12/11/2014

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor

Legal Ref

Type

Date

Sale Code

Sale Price

V

Tst

Verif

Notes

ALBIANI MARGARE

31896-462

10/4/2000

Family

1

No

No

Master Deed 14161-298.

ALBIANI JAMES/E

28250-3

3/2/1998

135,000

No

No

Y

Code

Descrip/No

Amount

Com. Int

Item

Code

Description

%

Item

Code

Description

Z

R5

APTS LOW

water

o

Sewer

n

Electri

Census:

Exmpt

Flood Haz:

D

Topo

s

Street

t

Gas:

Building Permits

Activity Information

Date

Number

Descrip

Amount

C/O

Last Visit

Fed Code

F. Descrip

Comment

Date

Result

By

Name

5/18/2017

586

Wood Dec

6,600

C

5/25/2018

Measured

DGM

D Mann

6/8/2010

604

Manual

900

REPLACE FRONT COLU

5/6/2000

197

PATRIOT

Sign:

VERIFICATION OF VISIT NOT DATA

\_\_/\_\_/\_\_

LAND SECTION (First 7 lines only)

Use Code

Description

LUC Fact

No of Units

Depth / PriceUnits

Unit Type

Land Type

LT Factor

Base Value

Unit Price

Adj

Neigh

Neigh Infl

Neigh Mod

Infl 1

%

Infl 2

%

Infl 3

%

Appraised Value

Alt Class

%

Spec Land

J Code

Fact

Use Value

Notes

102

Condo

0

Sq. Ft.

Site

0

0.

0.00

6022

Total AC/HA: 0.00000

Total SF/SM: 0

Parcel LUC: 102

Condo

Prime NB Desc

CONDO

Total:

Spl Credit

Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

aprob

2023

Type:	7	- Condo Garden	
Sty Ht:	1	- 1 Story	
(Liv) Units:	1	Total:	1
Foundation:	1	- Concrete	
Frame:	1	- Wood	
Prime Wall:	7	- Brick	
Sec Wall:	2	- Clapboard	5%
Roof Struct:	1	- Gable	
Roof Cover:	1	- Asphalt Shgl	
Color:	BRICK		
View / Desir:	N	- NONE	

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

[illegible]

## GENERAL INFORMATION

Grade: C - Average	
Year Blt: 1962	Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdic: G12	Fact:
Const Mod:	
Lump Sum Adj:	

OTHER FEATURES			
Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

## CONDO INFORMATION

Location:	
Total Units:	
Floor:	G - Ground Floor
% Own:	1.927999973
Name:	10 - 6022

## RESIDENTIAL GRID

1st Res Grid	Desc: Line 1										# Units	1
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals		RM	12		BR	4		Bath	2		HB	

## INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2	- Plaster	
Sec Int Wall:			%
Partition:	T	- Typical	
Prim Floors:	4	- Carpet	
Sec Floors:			%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:	3	- Typical	
Insulation:	2	- Typical	
Int vs Ext:	S		
Heat Fuel:	1	- Oil	
Heat Type:	3	- Forced H/W	
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

DEPRECIATION		
Phys Cond:	AV - Average	30. %
Functional:		%
Economic:		%
Special:		%
Override:		%
	Total:	30.6 %

## CALC SUMMARY

Basic \$ / SQ:	325.00
Size Adj.:	0.79041624
Const Adj.:	0.99512488
Adj \$ / SQ:	255.633
Other Features:	43223
Grade Factor:	1.00
NBHD Inf:	1.23000002
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	702774
Depreciation:	215049
Depreciated Total:	487725

## REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

## RES BREAKDOWN

No	Unit	RMS	BRS	FL
1		12	4	0
Totals				
1		12	4	

## MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	
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### SPEC FEATURES/YARD ITEMS

[illegible]

## COMPARABLE SALES

Rate	Parcel ID	Type	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val
Juris. Factor:	1.00	Before Depr:	314.43	
Special Features:	0	Val/Su Net:	236.06	
Final Total:	487700	Val/Su SzAd	236.06	

## SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	2,066	255.630	528,138
Net Sketched Area:		2,066	Total:	528,138
Size Ad	2066 Gross Area	2066	FinArea	2066

### SUB AREA DETAIL

[illegible]

## IMAGE

**AssessPro** Patriot Properties, Inc

